



Dorset Council
Authority Monitoring Report
April 2021 – March 2023

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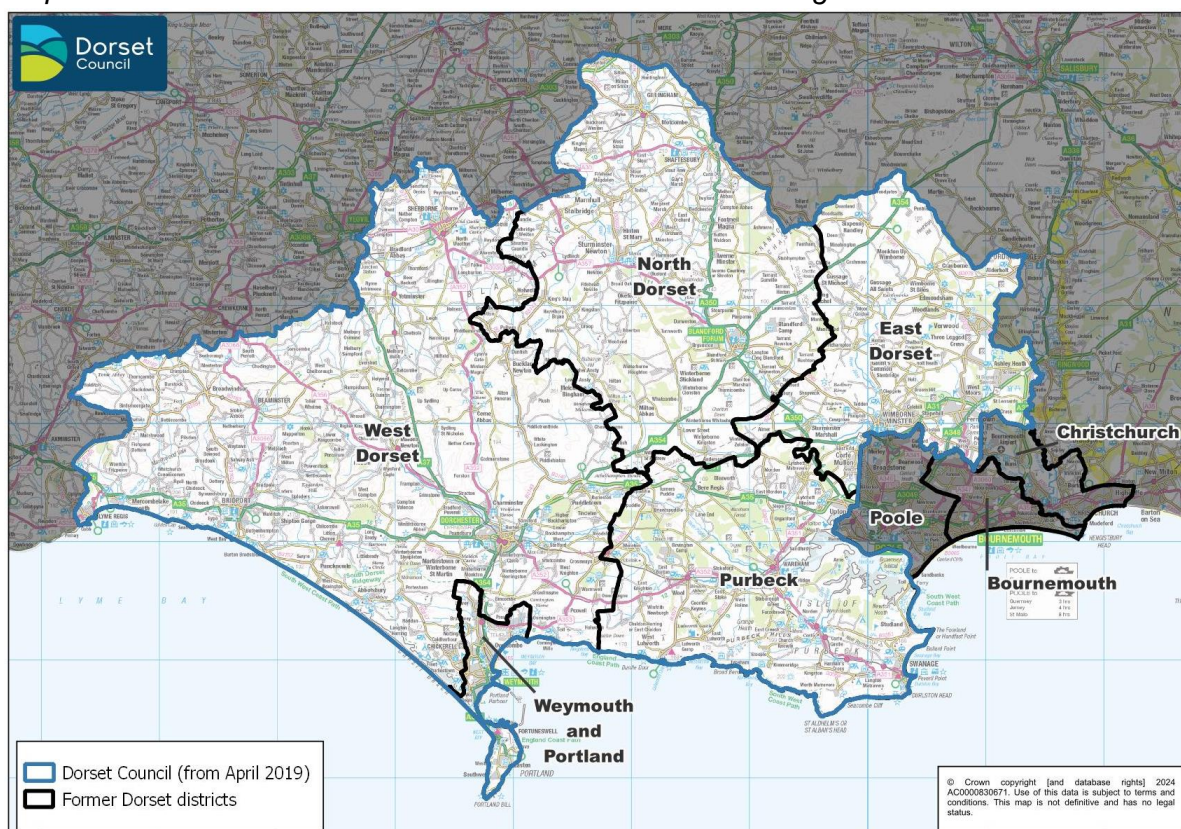
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2 Introduction

2.1 Merging of local authorities

2.1.1 Dorset Council formed on the 1st April 2019, replacing Dorset County Council and the former district and borough councils of East Dorset, North Dorset, Purbeck and West Dorset, Weymouth & Portland. Dorset Council is a Unitary Authority. As such it is responsible for all planning matters that the former councils dealt with (including minerals and waste).

Map 1.1 The Dorset Council area and the former district/borough council areas



2.1.2 A Local Planning Authority Monitoring Report (AMR) is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended). The AMR reports the progress the Council is making in the preparation of planning documents and the performance of existing policies – to ensure they are being applied as intended and working effectively. This AMR¹ covers the monitoring period from **1 April 2021 to 31 March 2023**. The data included within the report has been collected from internal sources at Dorset Council, as well as official statistics produced by the ONS and other Government documents.

¹ This AMR does not monitor the adopted minerals and waste plans.

2.1.3 For this monitoring period, the Council has produced one AMR to cover the Dorset Council area and will report on key policies.

2.2 Key statistics

2.2.1 This section provides a summary of key statistics for the Dorset Council area as follows²:

- **Population:** Dorset has a population of 380,000 residents, 29% of whom are aged 65 and older (compared to 19% in England and Wales). Currently there are over 7,000 people in Dorset living with dementia. Dorset has a large elderly population, and relatively low birth rates. Younger people often move away from the area.
- **Economy:** Dorset's economy is worth around £8.1 billion and provides 142,000 jobs. Dorset has an above average number of advanced engineering and manufacturing business, but there is also a continual seasonal, low skill, low wage economy within tourism and agriculture which are significant industries. The area is rich in valuable minerals, including stone, ball clay, oil, and sand/gravel.
- **Employment:** The big employers in Dorset are manufacturing, health, retail, education and hospitality. 20,000 businesses are based in Dorset with 86% being micro firms (0-9 employees) and fewer than 1% large firms.
- **Environment:** 95 miles of coast in Dorset and Devon is classified as a UNESCO Natural World Heritage Site – the only one in England. Over half of Dorset (54%) is covered by National Landscapes; 7% of Dorset is protected as a Site of Special Scientific Interest (SSSI); and Dorset has one of the largest areas of protected lowland heath in Europe.
- **Heritage:** Dorset is rich in heritage, with one in twenty of all the protected ancient monuments in England, a well preserved pre-historic landscape and around 10,000 listed buildings.
- **Deprivation:** There are significant areas of deprivation in the urban areas of Weymouth and Portland, Bridport, Ferndown, Wimborne and Verwood. There is some rural deprivation due to isolation and difficulty accessing housing, transport and essential services.
- **Crime:** Although anti-social behaviour and rural crime are an ongoing concern, crime rates are generally low in Dorset.

² Dorset Council's Plan: [3879463e-6393-faa3-639c-70828eb0c4bd \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk/3879463e-6393-faa3-639c-70828eb0c4bd)

2.3 Dorset Council Local Plan

2.3.1 Whilst work is being progressed on a new Local Plan for the Dorset Council area, the adopted Local Plans will continue to apply in the areas they cover. They will continue to be used for decision making purposes until they are replaced. The adopted DPDs are:

- Christchurch and East Dorset Local Plan Part 1: Core Strategy (2014),
- East Dorset Local Plan (2003). Some of the policies were saved following the adoption of the 2014 Core Strategy,
- North Dorset Local Plan Part 1 (2016),
- North Dorset District-Wide Local Plan (2003): Some of the policies in the local plan were saved following adoption of the Local Plan Part 1,
- Purbeck Local Plan Part (2012),
- Swanage Local Plan (2017),
- West Dorset, Weymouth and Portland Local Plan (2015),
- Bournemouth, Dorset and Poole Minerals Strategy (2014),
- Bournemouth, Christchurch, Poole and Dorset Minerals Sites Plan (2019), and
- Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).

2.3.2 The existing Local Plans can be viewed here:

<https://www.dorsetcouncil.gov.uk/adopted-local-plans>

2.3.3 A new Purbeck Local Plan is scheduled for adoption in July 2024.

3 Local Development Scheme update

3.1 Dorset Local Plan

- 3.1.1 The Dorset Council Local Plan will include planning policies and site allocations to meet needs across the whole of the Dorset Council area. It will look ahead until at least 2042 in order to ensure provision for growth for 15 years upon adoption. The aim of the Local Plan will be to contribute to achieving sustainable development by meeting Dorset's needs including the provision of additional homes, new commercial development and support infrastructure.
- 3.1.2 Work commenced on the Dorset Council Local Plan in 2019. A consultation was undertaken in January 2021, and the Consultation Summary was published in 2023. A revised Local Development Scheme (LDS) was published in March 2024 which explained that the Dorset Local Plan will be examined against the new plan-making system. The key stages and likely timescales are set out in the LDS³ and include examination anticipated to be in November 2026, with adoption expected in May 2027.
- 3.1.3 The Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document (DPD), which was being prepared by the former local planning authorities in Dorset, will no longer be taken forward. Any policies relating to, and allocations needed for Gypsies, Travellers and Travelling Showpeople in the Dorset Council area will be included within the Dorset Council Local Plan.
- 3.1.4 Apart from the minerals and waste plans, it is intended that the Dorset Council Local Plan will replace all other local plans in the Dorset Council area upon adoption.

3.2 Purbeck Local Plan

- 3.2.1 The Purbeck Local Plan will set out policies and propose allocations to meet the needs of the former Purbeck District area. The Plan was submitted for examination in January 2019. Adoption is scheduled for July 2024.
- 3.2.2 On adoption, the Purbeck Local Plan (2018-2034) will replace the Purbeck Local Plan Part 1. However, the Swanage Local Plan will continue to apply for the Swanage area (in addition to the Purbeck Local Plan).

³ [Guide to the new planning system \(dorsetcouncil.gov.uk\)](https://www.dorsetcouncil.gov.uk)

3.3 Neighbourhood Plans

3.3.1 When neighbourhood plans are ‘made’ they form part of the statutory development plan. In April 2024, 33 neighbourhood plans in the Dorset Council area have been made (as shown on Map 2.1) and more are in production, including reviews of existing plans. Up-to-date information on Neighbourhood Plans can be viewed here:

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/neighbourhood-plans-in-dorset.aspx>

Map 2.1 ‘Made’ neighbourhood plans in Dorset as at April 2024

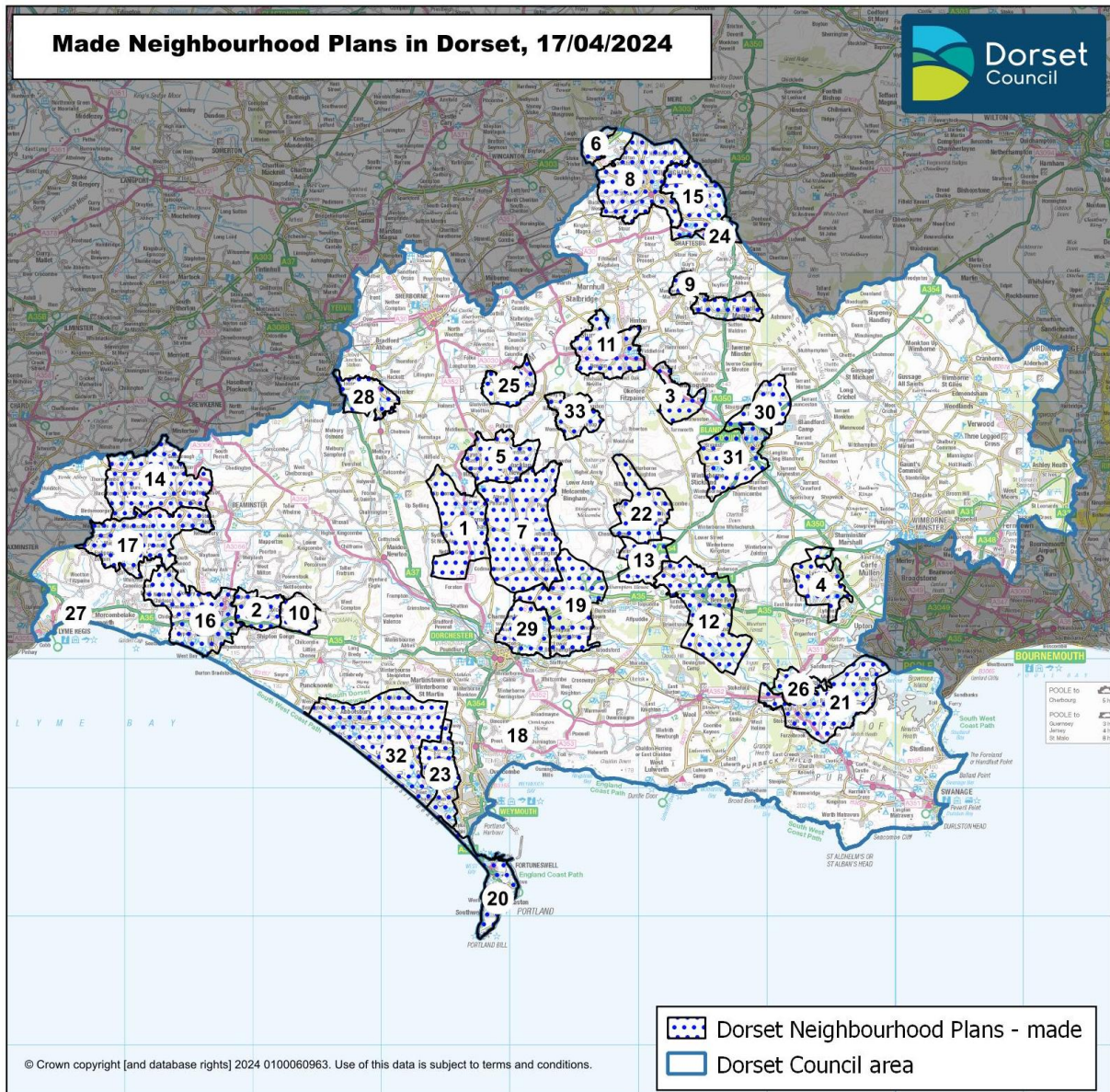


Table 2.1 'Made' neighbourhood plans as at April 2024

| ID | Plan name | Date made |
|----|-------------------------|------------|
| 1 | Cerne Valley NP | 08/01/2015 |
| 2 | Loders NP | 21/07/2016 |
| 3 | Shillingstone NP | 21/02/2017 |
| 4 | Lytchett Matravers NP | 13/06/2017 |
| 5 | Buckland Newton NP | 07/12/2017 |
| 6 | Bourton NP | 26/01/2018 |
| 7 | Piddle Valley NP | 10/05/2018 |
| 8 | Gillingham NP | 27/07/2018 |
| 9 | Fontmell Magna NP | 28/11/2018 |
| 10 | Askerswell NP | 10/01/2019 |
| 11 | Sturminster Newton NP | 08/03/2019 |
| 12 | Bere Regis NP | 25/06/2019 |
| 13 | Milborne St Andrew NP | 01/10/2019 |
| 14 | Broadwindsor NP | 01/10/2019 |
| 15 | Motcombe NP | 10/12/2019 |
| 16 | Bridport Area NP | 05/05/2020 |
| 17 | Upper Marshwood Vale NP | 05/05/2020 |
| 18 | Sutton Poyntz NP | 05/05/2020 |
| 19 | Puddletown NP | 22/06/2021 |
| 20 | Portland NP | 22/06/2021 |
| 21 | Arne NP | 22/06/2021 |
| 22 | Milton Abbas NP | 22/06/2021 |
| 23 | Chickerell NP | 22/06/2021 |

| ID | Plan name | Date made |
|----|-----------------------------------|------------|
| 24 | Shaftesbury NP | 22/06/2021 |
| 25 | Holwell NP | 07/09/2021 |
| 26 | Wareham NP | 08/11/2021 |
| 27 | Charmouth NP | 01/03/2022 |
| 28 | Yetminster & Ryme Intrinsic NP | 05/04/2022 |
| 29 | Stinsford NP | 21/06/2022 |
| 30 | Pimperne NP | 01/11/2022 |
| 31 | Blandford + NP (Modified Plan) | 03/10/2023 |
| 32 | Chesil Bank NP | 07/11/2023 |
| 33 | Hazelbury Bryan NP – First Review | 12/03/2024 |

3.3.2 In April 2024 there are two neighbourhood plans at examination: Buckhorn Weston & Kington Magna and Sturminster Marshall. These are expected to go to referendum later in 2024.

3.3.3 A further 25 neighbourhood areas are designated and in many cases neighbourhood plans are in preparation. These areas include: Alderholt; Beaminster; Bradford Abbas & Clifton Maybank; Chetnole and Stockwood; Church Knowle; Colehill; Corfe Mullen; Corscombe, Halstock and District; Iwerne Minster; Knightsford; Leigh; Longburton (Cam Vale); Lower Winterborne; Maiden Newton and Frome Vauchurch; Marnhull; Melbury Abbas and Cann; Okeford Fitzpaine; Puncknowle & Swyre; Swanage; Trent; West Lulworth; Weymouth; Wimborne Minster; Wimborne St Giles; and Wool.

4 Housing

4.1 Five Year Housing Land Supply

4.1.1 Table 3.1 explains the five-year housing land supply position for each of the former district local plan areas for 1st April 2023. The position for the year before (1st April 2022) is detailed in Table 3.2.

Table 3.1 Housing land supply, 1st April 2023

| | West Dorset, Weymouth & Portland | North Dorset | East Dorset | Purbeck |
|--|---|-------------------------|------------------------|----------------|
| 'Deliverable' housing supply (dwellings) | 4,718.4 | 2,247 | 1,876.3 | 683.1 |
| Annual housing requirement | 850.8 | 373 | 458.1 | 183 |
| Required buffer | 5% | 20% | 5% | 0% |
| Annual housing requirement + buffer | 893.4 | 447.6 | 480.9 | 183 |
| Number of years supply | 5.28 | 5.02 | 3.9 | 3.73 |

Table 3.2 Housing land supply, 1st April 2022

| | West Dorset, Weymouth & Portland | North Dorset | East Dorset | Purbeck |
|--|---|-------------------------|------------------------|----------------|
| 'Deliverable' housing supply (dwellings) | 4,769.6 | 1,930 | 1,994 | 713.7 |
| Annual housing requirement | 850.5 | 377 | 457.6 | 185.5 |
| Required buffer | 5% | 20% | 5% | 5% |
| Annual housing requirement + buffer | 893 | 452.4 | 480.5 | 194.8 |
| Number of years supply | 5.34 | 4.27 | 4.15 | 3.66 |

4.2 Housing Completions (net)

4.2.1 Table 3.3 clarifies the net number of housing completions for each former authority area for the years 2019-20, 2020-21, 2021-22 and 2022-23. The figures include appropriate allowances for gains and losses of communal accommodation.

Table 3.3 Net housing completions (rounded)

| Period | West Dorset | Weymouth & Portland | North Dorset | East Dorset | Purbeck | Dorset Council |
|---------|-------------|---------------------|--------------|-------------|---------|----------------|
| 2019-20 | 490 | 207 | 96 | 499 | 148 | 1,440 |
| 2020-21 | 513 | 158 | 201 | 376 | 131 | 1,379 |
| 2021-22 | 762 | 162 | 298 | 571 | 151 | 1,946 |
| 2022-23 | 512 | 249 | 511 | 337 | 162 | 1,772 |

4.3 Affordable Housing Completions

4.3.1 Table 3.4 provides details on the number of affordable housing completions for each former authority area in years 2021/22 and 2022/23. This is the amount of affordable housing delivered in the Dorset Council area for the AMR period.

4.3.2 This affordable housing is delivered on-site by developers, through partnerships with registered providers, by community land trusts, and through government grant. These figures include properties that the Council has acquired and now uses as affordable housing, usually as temporary accommodation.

4.3.3 In circumstances where affordable housing contributions are provided as commuted sum payments, this money is used to develop additional affordable housing units elsewhere. Other types of funding used to increase affordable housing in the Dorset Council area include the use of clawback arrangements with housing associations for the sale of former council homes and government funding.

Table 3.4 Affordable housing completions

| Period | West Dorset | Weymouth & Portland | North Dorset | East Dorset | Purbeck | Dorset Council |
|---------|-------------|---------------------|--------------|-------------|---------|----------------|
| 2021-22 | 246 | 75 | 103 | 92 | 13 | 529 |
| 2022-23 | 262 | 27 | 235 | 93 | 47 | 664 |

4.4 Brownfield Register

- 4.4.1 The Town and Country Planning (Brownfield Land Register) Regulations 2017 require councils to produce a register of brownfield land. Registers are produced in two parts: the first sets out all the brownfield sites that are suitable, available, and achievable for housing development (according to specific criteria). A second, non-mandatory, part can be produced which gives permission in principle to sites included on it.
- 4.4.2 Dorset Council published its first Brownfield Land Register on 1 April 2020. The register contains 83 sites with an estimated capacity of around 2,691 new homes. No sites have been granted permission in principle. The brownfield register will be updated as new sites are identified through future ‘calls for sites’ or where circumstances have changed.

4.5 Self-build and custom housebuilding

- 4.5.1 Local planning authorities are required to keep a register of individuals and associations who are seeking to acquire a serviced plot of land in the authority’s area for self-build and custom housebuilding (referred to as the Self-Build Register).
- 4.5.2 A second duty is placed upon authorities to grant permissions on serviced plots of land to meet the demand for self-build, as evidenced by the numbers on Part 1 of the register. Councils are required to monitor self-build demand in ‘base periods’ which run from October to October each year. Authorities have three years in which to grant planning permission for plots to match demand.
- 4.5.3 Following local government reorganisation, the five former district level self-build registers were replaced by a single Dorset Council register on 31 October 2020, the beginning of base period six. The register is divided into two parts, with a local connection test applied to Part 1. The number of individuals on the Part 1 and Part 2 of the self-build registers are displayed in Table 3.5. Dorset Council must have ‘regard’ to the Part 2 register in their planning, housing, land disposal and regeneration functions.

Table 3.5 Dorset Council Self Build Register (31 Oct 2020 – 30 Oct 2023)

| Base Period | Self-Build Register – Demand for plots – Part 1 | Self-Build Register – Demand for plots – Part 2 |
|-------------------------|---|---|
| 31 Oct 2020–30 Oct 2021 | 45 | 160 |
| 31 Oct 2021–30 Oct 2022 | 34 | 76 |
| 31 Oct 2022–30 Oct 2023 | 16 | 59 |

4.5.4 Community Infrastructure Levy (CIL) is a charge applied to new developments to help fund infrastructure in the area, and self-build homes are exempt from paying CIL. The supply of suitable permissions is evidenced by the number of self-build exemptions to CIL during each base period. Please note that there is no CIL in the former North Dorset area; this means that at present self-build completions cannot be recorded reliably in this area.

Table 3.6 Self Build CIL Exemptions Issued by former districts (31 Oct 2020–30 Oct 2023)

| Base Period | West Dorset | Weymouth & Portland | Purbeck | East Dorset | North Dorset | Dorset Council |
|-------------------------|-------------|---------------------|---------|-------------|--------------|----------------|
| 31 Oct 2020–30 Oct 2021 | 29 | 7 | 6 | 22 | N/A | 64 |
| 31 Oct 2021–30 Oct 2022 | 33 | 8 | 10 | 19 | N/A | 70 |
| 31 Oct 2022–30 Oct 2023 | 27 | 3 | 7 | 22 | N/A | 59 |
| Total | 89 | 18 | 23 | 63 | N/A | 193 |

4.6 Gypsy and Traveller accommodation – number of permanent permissions granted

4.6.1 Table 3.7 sets out the number of permanent Gypsy and Traveller accommodation pitches or plots that have been granted planning permission within the period April 2021 to March 2023.

Table 3.7 Number of permanent pitches/plots granted permission

| Period | West Dorset | Weymouth & Portland | North Dorset | East Dorset | Purbeck | Dorset Council |
|---------------|--------------------|--------------------------------|---------------------|--------------------|----------------|-----------------------|
| 2021-22 | 0 | 0 | 1 | 0 | 0 | 1 |
| 2022-23 | 0 | 0 | 0 | 0 | 0 | 0 |

5 Employment

5.1 Employment Needs Assessment/Workplace Strategy

- 5.1.1 In January 2020 the Workspace Strategy Evidence Update was published and contained projections to inform Local Plan preparation. The study looked at the requirement for employment land over a timescale of 2018-2038 for the Dorset LEP area (which comprises Dorset Council and Bournemouth, Christchurch and Poole Council). Depending on the scenario and assumptions applied, the projections ranged from 151.4 to 241.9ha for the study area, with a range of 87.9 to 150.7ha for Dorset Council.
- 5.1.2 An Employment Land Study has been produced for the local authorities and was published in March 2024. It looks at the Functional Economic Market Area (FEMA) and provides a revised assessment of employment needs over a timescale of 2021-2039 using recent growth forecast data. For the FEMA the study found a range of requirements between 139.6 to 392.7ha, with a preferred range of 111.8 to 162.8ha land (375,200 to 532,300 sqm floorspace) for Dorset Council.

5.2 Completions

- 5.2.1 Local Plan policy supports the economy and job generation through the provision and protection of land for employment uses. This is implemented through allocations and criteria-based policies. Development is monitored to help understand employment land supply.
- 5.2.2 For the purposes of our monitoring, 'employment' refers to development under the following use classes: B1/E(g), B2, B8. Gains and losses of these use classes are recorded, both in terms of land use (site area in hectares) and internal floorspace (square metres).
- 5.2.3 Planning permissions leading to a measurable gain or loss of employment land or floorspace are reviewed for identified employment sites. These include allocated/defined employment locations as well as larger existing employment areas. In addition, planning permissions meeting the following minimum thresholds are reviewed irrespective of location:
- 0.25ha site area; or
 - 500sqm floorspace; or
 - 5+ units.
- 5.2.4 Gains/losses of employment are recorded at completion. Schemes that are not started or under construction do not contribute to the figures shown in this report. Changes between different employment uses are not recorded unless

there has been a net change in land or floorspace. To avoid capturing sites already in employment use as new land gain, employment developed through the intensification of existing sites, or the extension of existing units is only recorded as an increase in floorspace. Undeveloped sites allocated for employment but developed for alternative non-employment uses are recorded as a loss of land area only, with no associated loss of floorspace.

- 5.2.5 The council generally gathers monitoring data from 1 April – 31 March. However, the Coronavirus Pandemic caused an interruption to the annual employment monitoring. In addition, the data collection period for employment has been amended to 1 October – 30 September. Consequently, the tables below look at completions 1 April 2019 – 30 Sept 2022, with the 2021-22 monitoring period relating to the time between 1 April 2021 and 30 September 2022 to allow for this transition. As a result, a higher level of employment take-up/loss during this time may be attributed to a longer monitoring period (18 months instead of 12 months). An increase could also be the product of a return to a more normal functioning of the market following the impacts of the pandemic on development in the preceding years.
- 5.2.6 Table 4.1 provides detail on employment completions for each former authority plan area for the years 2019-20, 2020-21 and 2021-22. The figures show net increases in employment land in hectares.

Table 4.1 Employment Completions Land Area

| Area | April 2019 - March 2020 Land Area (ha) | April 2020 - March 2021 Land Area (ha) | April 2021 – September 2022 Land Area (ha) |
|---|---|---|--|
| West Dorset, Weymouth & Portland | 1.94 | 0.74 | 2.88 |
| North Dorset | 0 | 0.26 | 13.325 |
| East Dorset | 2.12 | 0.76 | 4.23 |
| Purbeck | 0.72 | 1.41 | 1.74 |
| Dorset Council | 4.78 | 3.18 | 22.18 |

- 5.2.7 Table 4.2 sets out employment completions for each former authority plan area for the years 2019-20, 2020-21 and 2021-22. The figures show net increases in employment floorspace in square metres.

Table 4.2 Employment Completions Floorspace

| Area | April 2019 - March 2020 Floorspace (sqm) | April 2020 - March 2021 Floorspace (sqm) | April 2021 – September 2022 Floorspace (sqm) |
|---|---|---|--|
| West Dorset, Weymouth & Portland | 5,918 | 2,883 | 13,039 |
| North Dorset | 7,280 | 1,680 | 28,133 |
| East Dorset | 5,524 | 5,062 | 10,780 |
| Purbeck | 4,938 | 5,526 | 4,946 |
| Dorset Council | 2,3659 | 15,151 | 56,899 |

5.2.8 Table 4.3 clarifies the employment losses for each former authority plan area for the years 2019-20, 2020-21 and 2021-22. The figures show net decreases in employment land in hectares.

Table 4.3 Employment Losses Land Area

| Area | April 2019 - March 2020 Land Area (ha) | April 2020 - March 2021 Land Area (ha) | April 2021 – September 2022 Land Area (ha) |
|---|---|---|--|
| West Dorset, Weymouth & Portland | 2.10 | 2.18 | 1.05 |
| North Dorset | 0.01 | 0.54 | 0.60 |
| East Dorset | 0.24 | 0.25 | 1.28 |
| Purbeck | 0 | 0 | 0 |
| Dorset Council | 2.34 | 2.98 | 2.93 |

5.2.9 Table 4.4 sets out employment losses for each former authority area plan for the years 2019-20, 2020-21 and 2021-22. The figures show net decreases in employment floorspace in square metres.

Table 4.4 Employment Losses Floorspace

| Area | April 2019 - March 2020 Floorspace (sqm) | April 2020 - March 2021 Floorspace (sqm) | April 2021 – September 2022 Floorspace (sqm) |
|---|---|---|---|
| West Dorset, Weymouth & Portland | 4,955 | 1,452 | 4,675 |
| North Dorset | 679 | 115 | 2,465 |
| East Dorset | 1,216 | 853 | 6,677 |
| Purbeck | 0 | 440 | 284 |
| Dorset Council | 6,850 | 2,860 | 14,101 |

6 Retail (and General E Use Classes)

6.1 Retail Needs Assessment

6.1.1 Lambert Smith Hampton completed the Dorset Retail & Leisure Study 2022 Update. This Retail & Leisure Study report provides the most up-to-date evidence across the Dorset Council area for retailing, commercial leisure facilities and town centres to inform the emerging Dorset Council Local Plan (2021-2038). The headline retail capacity forecasts are reproduced in the Table 5.1 below and show that under the baseline scenario there is no additional forecast need for new convenience and comparison retail floorspace over the forecast period to 2040, after taking account of all known commitments.

Table 5.1: Retail Floorspace Requirements up to 2040 (sqm)

| Capacity Type | 2025 | 2030 | 2035 | 2040 |
|----------------------------|--------|--------|--------|--------|
| Convenience Goods Capacity | -5,291 | -5,378 | -5,499 | -5,693 |
| Comparison Goods Capacity | -5,138 | -5,338 | -5,780 | -5,370 |

6.1.2 Commercial leisure uses are a critical part of the overall offer and attraction of town centres. They make a significant contribution to the overall diversity, vitality and viability of centres, and to their daytime, evening and night-time economies. The leisure needs assessment show draws the following conclusions:

- **Food and Beverage sector:** based on the available evidence including expenditure in this sector, there is potential for approximately 34 to 46 additional food and beverage outlets by 2040 (these include cafes, restaurants and bars). This does not preclude qualitative improvements or commercial market-led operations being focused in the town centres.
- **Cinema sector:** there is no identified quantitative capacity within the Dorset Council area over the short to medium term capacity. However, between 2035 and 2040, there is a forecasted demand for 1 cinema. Currently there are 25 cinema screens across the Dorset Council area.
- **Health and Fitness sector:** The high-level assessment on venues within this sector (principally gyms), shows that the projected growth in the population over the plan period could potentially sustain up to one health and fitness operator by 2040. The leisure assessment mentions that this additional health and fitness venue could be either budget or premium operator.

- **Other Commercial Uses:** there is currently no identified need for gambling venues (e.g. bingo halls and casinos), tenpin bowling, trampoline parks, or other facilities. There is also a good provision of historic and cultural attractions for residents and visitors.

6.1.3 It should be emphasised that the forecast need for new retail and commercial leisure uses will be subject to wider economic, consumer and market trends, and will depend on the demand from retail and leisure operators for representation in the Dorset Council area. Where demand does exist, new uses and activities should be focussed in town centres first, in compliance with national and local plan policy objectives to maintain and enhance their overall vitality and viability.

6.2 Permissions granted for retail development

6.2.1 Over this monitoring period, the planning applications detailed in Table 5.2 below have been approved by Dorset Council. This table does not include approved planning applications that are less than 100sqm and those that are covered within the employment section of this report.

Table 5.2 Permissions granted for retail development

| Reference | Location | Description | Floorspace Gain/Loss |
|------------------|--|--|--|
| P/VOC/2023/00314 | Brewers Quay, Hope Square, Weymouth, DT4 8TR | VOC for proposed alterations & conversion of existing building to provide a museum; wet weather/exhibition space & cultural space including a cookery school: A1/ B1 and D1 uses; 3 x Class A1/A3 units; 47x Class C3 residential units. | No more than 505 sqm for retail/ restaurant |
| P/VOC/2022/00471 | Land East Of Mercery Road Weymouth DT3 5FA | VOC for proposed retail development comprising five units (Use Classes A1, A3 and A5) for unknown 1,858 sqm (net 1,486), Dunelm 3,530 sqm (net 2,824), B&M Homestore 3,995 sqm (net 3,196) m DIY/ Building Supplies 2,375 (net 1,900), Costa 168 sqm, McDonalds 373 sqm, unknown 111, unknown 115. | Five A1, A3 and A5 uses 12,525 sqm gross and 10,173 sqm net. |
| P/OUT/2022/00852 | Land At Newton's Road Weymouth DT4 8UR | Outline Application for mixed use development comprising up to 141 dwellings (Use Class C3) and 60 bed care home (Use Class C2), with associated uses. | 340 sqm of leisure space SG, 1,816 sqm office, and 328 sqm restaurant. |

| Reference | Location | Description | Floorspace Gain/Loss |
|------------------|---|---|--|
| P/RES/2021/03989 | Land East of New Road, West Parley | Reserved matters application in respect of the foodstore development phase of Outline Planning Permission 3/17/3609/OUT. | Ea, b, c 1,000 sqm, Ec 900sqm and Ea convenience 2,200 sqm |
| P/FUL/2022/04286 | Lidl Great Britain Ltd Ringwood Road Ferndown BH22 9BB | Demolition of existing Class E retail foodstore and construction of replacement Class E foodstore. | + 474 sqm for convenience |
| P/FUL/2022/03452 | Heritage Automotive The Grove Dorchester DT1 1XU | Erect extension to Bodyshop to house additional franchise with sales and repair areas. | + 176 sqm E comparison |
| P/FUL/2022/02432 | Witchampton Garage Lawrence Lane Witchampton Dorset BH21 5AZ | Rear Extension of the Existing Workshop. | + 104 sqm workshop |
| P/FUL/2021/05178 | 22 Brickfields Business Park, Gillingham, SP8 4PX | Change of use of former nightclub (sui generis) to gym & children's soft play (use class E). Erection of single storey side extension & internal alterations. | + 663 sqm for E |
| P/FUL/2021/05099 | Harts Of Stur Station Road Sturminster Newton DT10 1BD | Erect three storey extension to front elevation, | 565sqm – additional 160sqm for retail and 320 for office |
| P/FUL/2021/03617 | South Barn Hinton Business Park Tarrant Hinton Blandford Forum DT11 8JF | Erect 3no. Class E use commercial units with associated parking and landscaping (demolition of existing agricultural barn). | 206 sqm E |
| P/FUL/2021/02130 | Manor Farm Front Street East Stour Dorset | Conversion of agricultural barn to retail and office units (use class E). | 263.5 sqm E retail and office |

6.3 Completions

6.3.1 Table 5.3 below shows the floorspace that has commenced or completed over Dorset during this monitoring period by Use Class. It excludes offices and other light industrial uses which would be covered within the employment section of this report.

Table 5.3 Retail floorspace

| Use class | Not Started (sqm) | Commenced (sqm) | Completed (sqm) |
|-----------------------------------|--------------------------|------------------------|------------------------|
| Comparison – E(a) | 3,224 | 253 | 10,163 |
| Convenience – E(a) | 0 | 0 | 2,674 |
| Cafe and Restaurant – E(b) | 328 | 253 | 541 |
| Leisure – E(d) | 340 | 331.5 | 331.5 |
| Sui Generis | 176 | 104 | -393 |

7 Community Needs and Infrastructure

7.1 Planning permissions relating to sports pitch provision

7.1.1 Table 6.1 details planning permissions issued in the period April 2021 to March 2023 that relate to the provision of sports pitches.

Table 6.1 Sports pitch provision

| Location | Application number | Application description | Decision date |
|--|--------------------|--|---------------|
| Land South Of A30 And East Of Shaftesbury, Salisbury Road, Shaftesbury, Dorset | 2/2018/1773/OUT | Develop land by the erection of up to 135. No. dwellings, industrial starter units, primary school, flexible commercial uses including a combination of a hotel and non-food retail or residential care home, modify vehicular access, form car parking, sports pitches, public open space and associated works. (Outline application to determine access). | 09/02/2022 |
| Guys Marsh Prison, Access To HMP Guys Marsh, Guys Marsh, Dorset, SP7 0AH | P/FUL/2021/03090 | Demolish redundant sports pitch pavilion, existing workshop, IT portacabins and the Wessex building. Erect 2 No. two storey houseblocks, new workshop, office accommodation for offender management, extension to existing cardiovascular building, control and restraint building unit and form all weather sports pitch within a secure perimeter fence, together with parking, landscaping and new pedestrian footpath. | 12/01/2022 |
| Land At, Park Farm, Kingsmead Business Park, Gillingham, Dorset | 2/2018/0077/OUT | Develop land by the erection of up to 634 dwellings (use class C3), a primary school (use class D1), sports pitches with floodlighting, public open space, play facilities, access and internal estate roads, internal footpaths and cycleways, sustainable drainage system with ponds, landscaping, utility connections and associated groundworks/infrastructure. | 22/11/2021 |

| Location | Application number | Application description | Decision date |
|--|--------------------|---|---------------|
| | | (Outline application to determine access only). | |
| Victoria Hospital, Victoria Road, Wimborne Minster, Wimborne, BH21 1ER | P/FUL/2022/02466 | Construction of additional car parking facilities on the former football pitch to the rear of Victoria Hospital Wimborne, to include cycle parking, disabled parking and EV charging bays. Improvement of the existing access route from Victoria Road. | 02/11/2022 |
| St Marys Primary, School, Mill Lane, Bradford Abbas, Dorset, DT9 6RH | P/FUL/2021/01851 | Construction of a Multi Use Games Area (MUGA) within the boundary of the school playing field | 13/01/2022 |

8 Heritage

8.1 Number of designated heritage assets at risk

8.1.1 Historic England publishes a Heritage at Risk Register annually. It includes historic buildings and sites that are at risk of loss through neglect, decay or development, or are vulnerable to becoming so. It includes all types of designated heritage assets such as listed buildings, scheduled monuments and conservation areas. The aim of the Register is to focus attention on those places in greatest need. Further information can be found at [Heritage at Risk | Historic England](#)

8.1.2 Table 7.1 shows the number of heritage assets declared at risk in Dorset in the 2021, 2022 and 2023 published Heritage at Risk Registers.

Table 7.1 Heritage at Risk in Dorset

| Type | Dorset 2021 ⁴ | Dorset 2022 ⁵ | Dorset 2023 ⁶ |
|------------------------|--------------------------|--------------------------|--------------------------|
| Building and structure | 25 | 24 | 21 |
| Place of worship | 6 | 3 | 3 |
| Archaeology | 230 | 212 | 183 |
| Park and garden | 1 | 1 | 1 |
| Battlefield/Wreck | 0 | 0 | 0 |
| Conservation Area | 2 | 2 | 0 |

8.1.3 In 2023, three archaeological sites were added to the ‘at-risk’ register whilst 31 archaeological sites, three buildings/structures and two conservations areas were removed from the at risk register for ‘positive reasons’.

8.1.4 Both Swanage and Weymouth conservation areas were declared at-risk in 2021 and 2022 but have now been removed from the 2023 Register.

⁴ Heritage at Risk South West Register 2021 (Historic England)
[Historic England - Heritage at Risk Register 2021, South West](#)

⁵ Heritage at Risk South West Register 2022 (Historic England)
[Historic England - Heritage at Risk Register 2022, South West](#)

⁶ Heritage at Risk South West Register 2023 (Historic England)
[Historic England - Heritage at Risk Register 2023, South West](#)

8.2 Net increase/ decrease in areas designated

8.2.1 In 2023, the Dorset Council area had 923 designated scheduled monuments, 245 Grade 1 listed buildings, 477 Grade II* listed buildings, 8,489 Grade II listed buildings and 36 registered parks and gardens.

8.2.2 Table 7.2 provides information on the number of assets for each designation over the last few years and shows that only grade II listed buildings have increased in number.

Table 7.2 Heritage designations⁷

| Type | 2020 | 2021 | 2022 | 2023 |
|------------------------------|-------|-------|-------|-------|
| Scheduled Monuments | 986 | 986 | 986 | 985 |
| Listed buildings | 9,209 | 9,209 | 9,210 | 9,213 |
| Grade I Listed Buildings | 245 | 245 | 245 | 245 |
| Grade II* Listed Buildings | 477 | 477 | 477 | 477 |
| Grade II Listed Buildings | 8,487 | 8,487 | 8,488 | 8,489 |
| Registered Parks and Gardens | 36 | 36 | 36 | 36 |

⁷ Data provided by Dorset Historic Environment Record

9 Environment

9.1 Development of Suitable Alternative Natural Greenspace

9.1.1 Suitable Alternative Natural Greenspace (SANG) is alternative green space provided as a result of new residential developments to deter visitors away from protected heathland sites.⁸ The number of SANGs granted planning permission and delivered over the monitoring period is detailed in Tables 8.1 and 8.2:

Table 8.1 SANGs granted planning permission

| Period | West Dorset | Weymouth & Portland | North Dorset | East Dorset | Purbeck | Dorset Council |
|---------|-------------|---------------------|--------------|-------------|---------|----------------|
| 2021-22 | 0 | 0 | 1 | 1 | 1 | 3 |
| 2022-23 | 0 | 0 | 1 | 2 | 0 | 3 |

Table 8.2 Number of SANGs delivered

| Period | West Dorset | Weymouth & Portland | North Dorset | East Dorset | Purbeck | Dorset Council |
|---------|-------------|---------------------|--------------|----------------|---------|----------------|
| 2021-22 | 0 | 0 | 0 | 1 | 0 | 1 |
| 2022-23 | 0 | 0 | 0 | 1 ⁹ | 1 | 2 |

9.2 Planning permissions granted contrary to the advice of the Environment Agency on either flood risk grounds or water quality

9.2.1 According to the Environment Agency's published data on planning applications, no planning permissions have been granted that are contrary to the advice of the Environment Agency.¹⁰

⁸ Dorset Heathland Framework: [Appendix 1 - Dorset Heathlands Planning Framework 2020-2025.pdf \(bcpcouncil.gov.uk\)](#)

⁹ SANG delivered in East Dorset (Corfe Mullen), but relates to planning application outside of the Dorset Council area (Bournemouth, Christchurch and Poole area)

¹⁰ Environment Agency - Flood risk: objections list with local planning authority (LPA) decisions (where recorded) – 1 April 2016 to 31 March 2023

9.3 Greenhouse gas emissions per person in Dorset

9.3.1 Table 8.3 shows the greenhouse gas emissions (measured as carbon dioxide equivalent (CO₂e)¹¹ per capita and per square kilometre for 2021 for Dorset as a whole, as well as for Dorset Council. It also compares this data against the equivalent for the South West and England. The table illustrates that there is a higher per capita carbon dioxide equivalent emissions rate in the Dorset Council area than for the South West and for England.

Table 8.3 Greenhouse gas emissions per capita and per square kilometre in 2021¹²

| Location | Total (kt CO ₂ e) | Population (thousands) | Per capita emissions (tCO ₂ e) | Area (km ²) | Emissions per km ² (kt CO ₂ e) |
|--|------------------------------|------------------------|---|-------------------------|--|
| Dorset Council area | 2,350.6 | 381.3 | 6.2 | 2,521.1 | 0.9 |
| Bournemouth, Christchurch & Poole area | 1,331.2 | 400.1 | 3.3 | 173.9 | 7.7 |
| Dorset total | 3,681.8 | 781.4 | 4.7 | 2,695.0 | 1.4 |
| South West | 32,216.0 | 5,712.8 | 5.6 | 24,385.8 | 1.3 |
| England | 309,040.0 | 56,536.4 | 5.5 | 132,929.1 | 2.3 |

9.3.2 Table 8.4 details the carbon dioxide equivalent emissions per person for the previous five years. It can be seen that the trend since 2017 has been a decrease in per capita emissions. 2020 shows a marked decrease, which then rose again in 2021. This decrease can be attributed to the lockdowns associated with the Covid 19 pandemic.

¹¹Carbon dioxide isn't the only greenhouse gas. Different greenhouse gases vary in how much warming they cause. 'CO₂e' is a common measure for these different gases. It tells us how much of a gas there is in terms of the equivalent amount of CO₂ that would cause the same amount of warming.

¹² [ONS/DESNZ: UK local authority and regional greenhouse gas emissions national statistics, 2005 to 2021](#), published 29 June 2023, updated 6 July 2023. Note that data for 2021 is the latest available.

Table 8.4 Greenhouse gas emissions per capita for Dorset Council area 2017-2021

| Year | Total (kt CO ₂ e) | Population (thousands) | Per capita emissions (tCO ₂ e) | Area (km ²) | Emissions per km ² (kt CO ₂ e) |
|------|------------------------------|------------------------|---|-------------------------|--|
| 2017 | 2,603.2 | 377.4 | 6.9 | 2,521.1 | 1.0 |
| 2018 | 2,549.1 | 378.8 | 6.7 | 2,521.1 | 1.0 |
| 2019 | 2,458.6 | 379.9 | 6.5 | 2,521.1 | 1.0 |
| 2020 | 2,212.1 | 380.4 | 5.8 | 2,521.1 | 0.9 |
| 2021 | 2,350.6 | 381.3 | 6.2 | 2,521.1 | 0.9 |

9.4 Coastal Erosion and Land Instability - planning permissions granted to address impacts of coastal erosion

9.4.1 Table 8.5 provides information on the number of planning permissions granted within the period April 2021 to March 2023 for schemes that address the impacts of coastal erosion.

Table 8.5 Coastal erosion

| Location | Application number | Application description | Decision date |
|---|--------------------|---|---------------|
| Land North Of 27 Old Castle Road, Weymouth, DT4 8QB | WP/20/00964/FUL | Geotechnical works to stabilise cliff erosion | 27/04/2021 |

9.5 Renewable energy development

Solar energy

9.5.1 Table 8.6 details permissions granted (or refused) for ground mounted solar development from April 2021 to March 2023.

Table 8.6 Permissions granted for solar energy

| Location | Application number | Status | Decision date | Capacity (MW) |
|--|------------------------------------|------------------------|---------------|---------------|
| Galton Manor Farm, Owemoigne | P/FUL/2022/02429 | Granted, Operational | 30/03/2023 | 30 |
| Park Farm, Gillingham | P/FUL/2021/02046 | Appeal allowed | 13/02/2023 | 45 |
| South of Blandford Hill, Winterborne Whitechurch | P/FUL/2021/02622, P/VOC/2023/03308 | Granted | 26/01/2022 | 15 |
| Cruxton Farm, Cruxton | P/FUL/2021/01920 | Refused | 08/11/2022 | 11.8 |
| North of North Fossil Farm, East Knighton | 6/2020/0595 | Granted | 12/01/2022 | 40 |
| North Farm, Spetisbury | 2/2020/1103/FUL | Granted | 16/06/2021 | 11.6 |
| Clifton Farm, Clifton Maybank | WD/D/20/001057 | Granted, unimplemented | 20/05/2021 | 35 |

9.5.2 Table 8.7 shows additional applications received for ground mounted solar PV that are still under consideration or were determined after March 2023.

Table 8.7 - Applications for solar energy (post March 2023)

| Location | Application number | Status | Decision date | Capacity (MW) ¹³ |
|----------------------------------|--------------------|-----------------------------|---------------|-----------------------------|
| North Dairy Farm, Pulham | P/FUL/2021/01018 | Granted (received 30/03/21) | 15/01/2024 | 49.99 |
| Golden Cap Holiday Park, Seatown | P/FUL/2022/07144 | Granted (received 14/11/22) | 03/05/2023 | 273kwp |

¹³ All units in this column are MW except for this specifically identified as kwp.

| Location | Application number | Status | Decision date | Capacity (MW) ¹³ |
|--|--------------------|---|---------------|-----------------------------|
| South-west of Wraxall Woods, Lower Wraxall | P/FUL/2023/00953 | Under consideration (received 16/02/2023) | N/A | 14 |

Wind energy

9.5.3 Table 8.8 clarifies permission granted in relation to wind energy from April 2021 to March 2023.

Table 8.8 Permissions granted for wind energy

| Location | Application number | Status | Decision date | Capacity (MW) |
|-------------------------|--------------------|---------|---------------|---------------|
| Masters Pit, East Stoke | P/VOC/2021/04170 | Granted | 08/04/2022 | 9.2 |

Battery storage infrastructure

9.5.4 Table 8.9 shows applications under consideration in relation to renewable energy battery storage infrastructure.

Table 8.9 Permission granted for battery storage

| Location | Application number | Status | Decision date | Capacity (MW) |
|---------------------------------------|--------------------|---------------------|---------------|---------------|
| Land south of Coldharbour, Chickerell | P/FUL/2023/02446 | Under consideration | N/A | 400 |